030.0	0001	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,500 /	945,500
					USE VALUE:	945,500 /	945,500
					ASSESSED:	945,500 /	945,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIES JOHN A JR & KIMBERLY A
Owner 2:	
Owner 3:	
Street 1:	61 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIES JOHN A & BARBARA -
Owner 2:	DAVIES JOHN A JR -
Street 1:	61 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,441 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5441.000	478,900		466,600	945,500
Total Card	0.125	478,900		466,600	945,500
Total Parcel	0.125	478,900		466,600	945,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.87 | /Parcel: 375.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20523
GIS Ref	
GIS Ref	
Insp Date	09/15/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,000	0	5,441.	466,600	945,600	945,600	Year End Roll	12/18/2019
2019	104	FV	372,900	0	5,441.	495,700	868,600	868,600	Year End Roll	1/3/2019
2018	104	FV	372,900	0	5,441.	361,600	734,500	734,500	Year End Roll	12/20/2017
2017	104	FV	350,500	0	5,441.	314,900	665,400	665,400	Year End Roll	1/3/2017
2016	104	FV	350,500	0	5,441.	268,300	618,800	618,800	Year End	1/4/2016
2015	104	FV	313,800	0	5,441.	262,500	576,300	576,300	Year End Roll	12/11/2014
2014	104	FV	313,800	0	5,441.	215,800	529,600	529,600	Year End Roll	12/16/2013
2013	104	FV	324,100	0	5,441.	205,300	529,400	529,400		12/13/2012

!2476!

PRINT

Date	Time
12/10/20	17:52:46

LAST REV

Date	Time
07/03/18	14:56:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2476

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIES JOHN A &	59731-47		8/10/2012	Convenience	1	No	No		
DAVIES JOHN A &	50667-368		2/1/2008	Family	1	No	No		
	11175-485		7/29/1966			No	No		N

USER DEFINED

Prior Id # 1:	20523
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2017	725	Redo Bat	4,300	C				
6/18/2013	882	Redo Bat	3,000					
4/28/2008	404	Redo Kit	22,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	294	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5441		Sq. Ft.	Site		0	80.	1.07	1									466,585						466,600	

Total AC/HA: 0.12491 | Total SF/SM: 5441 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 466,585 | Spl Credit | Total: 466,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11958849
Const Adj.:	0.98990101
Adj $ / SQ:	188.408
Other Features:	124500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650648
Depreciation:	171771
Depreciated Total:	478877

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4		Baths: 2					HB		

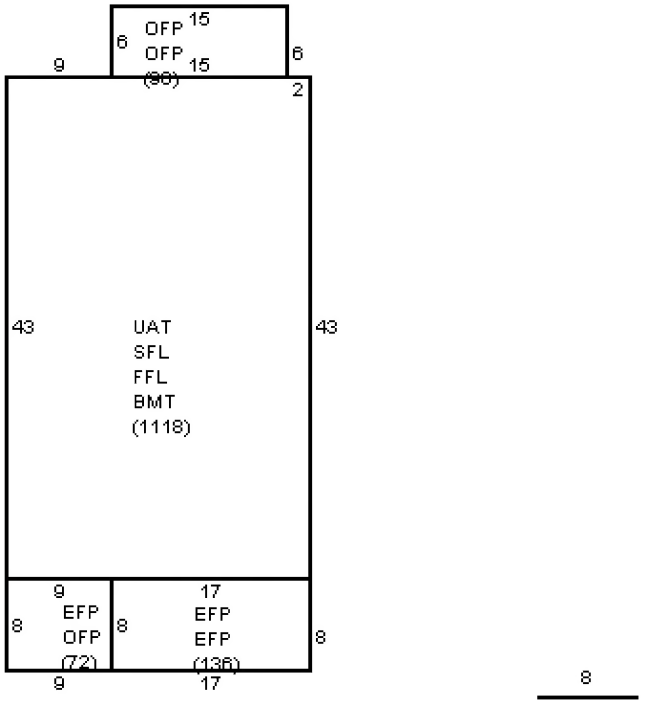
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	56.520	63,192
FFL	First Floor	1,118	188.410	210,640
SFL	Second Floor	1,118	188.410	210,640
EFP	Enclos Porch	344	34.780	11,966
UAT	Upper Attic	280	85.730	23,960
OFP	Open Porch	252	22.810	5,749

Net Sketched Area:	4,230			Total:	526,147
Size Ad	2236	Gross Are	5068	FinArea	2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.41
Special Features:	0	Val/Su Net:	113.22
Final Total:	478900	Val/Su SzAd	214.18

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

030.0-0001-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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